

LUZERNE COUNTY TAX CLAIM SALES

TAX CLAIM BUREAU TAX SALES NOTICE

TO ALL OWNERS* OF PROPERTY DESCRIBED IN THIS NOTICE AND ALL PERSONS HAVING LIENS, TAX JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

NOTICE is hereby given by NORTHEAST REVENUE SERVICE, LLC, as agent for the Luzerne County Tax Claim Bureau, in and for the COUNTY OF LUZERNE under Sections 601-609 inclusive of the Real Estate Tax Law of 1947, as amended, that the Bureau will expose at public sale in the Luzerne County Courthouse, at 10:00 A.M., on September 28, 2017 or any date to which the sale may be adjourned, readjusted or continued, for the purpose of collecting unpaid 2015 and any PRIOR REAL ESTATE TAXES, PRIOR LIENS, MUNICIPAL CLAIMS, and all costs hereto, the following described set forth. Please make reference to the Tax Parcel Number and Property Identification Number with all correspondence.

The sale of this property may, AT THE OPTION OF THE BUREAU, be stayed if the owner thereof or any lien creditor of the OWNER, before the date of the sale, enters into an agreement with the BUREAU to pay the TAXES, Claims and Costs in installments in the manner provided by said Act, and the agreement to be entered into. The Bureau is prohibited from entering into a new installment agreement to stay sale within three (3) years of any default on an agreement to stay sale. (Section 603).

These Taxes and Costs can be paid up to the time of the sale.

THERE WILL BE NO REDEMPTION PERIOD AFTER THE DATE OF THE SALE.

IT IS STRONGLY URGED that prospective purchasers have an examination made of the title to any property in which they may be interested. Every effort has been made to keep the proceedings free from error. However, in every case the TAX CLAIM BUREAU is selling the TAXABLE INTEREST and the property is offered for sale by the TAX CLAIM BUREAU without any guarantee or warranty whatever, either as to structure or lack of structure upon the land, the liens, title or any other matter or thing whatever. Northeast Revenue, in accordance with the statute, made diligent and reasonable efforts to provide notice to the record owner. Lien holders were not notified and all properties are being sold subject to any existing liens.

It is repeated that there is no redemption after the property is sold and all sales will be final. No adjustments will be made after the property is struck down.

THE PROPERTY MAY BE REDEEMED from the Tax Sale by paying the delinquent taxes, fees, interest penalties and costs prior to the day of the public auction. The payments must be cash, cashiers check, money order or certified check. The right to redeem the property expires on September 28, 2017.

THERE IS NO RIGHT OF REDEMPTION ON THE DAY OF OR AFTER THE PUBLIC AUCTION. If no payment has been received prior to the time of the sale, the property will be sold on September 28, 2017.

Pursuant to 68 P.S. 2117(c)(3), properties in the following municipalities may be subject to a trump bid by North East Pennsylvania Land Bank Authority prior to public auction: Avoca Borough, Duryea Borough, Hughestown Borough, Jenkins Township, Pittston City, West Pittston Borough.

Prospective purchasers at all tax sales are required to certify as follows:

1. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying real estate taxes owed to taxing bodies within Luzerne County**, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying real estate taxes owed to taxing bodies within Luzerne County; and
2. In accordance with Section 619a of the Real Estate Tax Sale Law, 72 P.S. § 5860.619a, a successful bidder shall be required to provide certification to the Bureau that such person is not delinquent in paying municipal utility bills owed to municipalities within Luzerne County, nor is the bidder acting on behalf of another individual or entity who is delinquent in paying municipal utility bills owed to municipalities within Luzerne County.
3. Prospective bidders must register prior to sale. **NO REGISTRATION WILL BE TAKEN THE DAY OF THE SALE.**
4. A successful bidder shall not tender a bad check to the Tax Claim Bureau when purchasing property in the sale. If this should occur that bidder shall not be permitted to bid on any properties in future sales and will be referred to the Luzerne County District Attorney's Office for prosecution under Pennsylvania Crimes Code, 18 Pa. C.S.A §4105 which may lead to a CONVICTION OF A FELONY OF THE THIRD DEGREE.
5. Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. § 5860.601 (d), prospective bidders must certify that they have not had a landlord license revoked in any municipality in Luzerne County and that they are not acting as an agent for a person whose landlord license has been revoked.

PAYMENT BY THE SUCCESSFUL BIDDER IS DUE THE DAY OF SALE AND SHALL BE MADE IN THE FORM OF CASH, CERTIFIED CHECK, OR MONEY ORDER. In the event that a successful bidder does not tender payment in full for any bid by 4:00 p.m. on September 28, 2017, the bid will be nullified and the bidder will not be permitted to bid at future tax sales conducted by the Luzerne County Tax Claim Bureau.

Certification forms are available in the Tax Claim Bureau or on-line at www.luzernecountytaxclaim.com. Click on Upset Sale and bidder's certification.

IMPORTANT: Right to surplus sale proceeds. If the property is not redeemed from public sale and you are the record owner, then you are entitled to sale proceeds which exceed taxes, interest, penalties, costs, Commonwealth Liens, Municipal Liens, Government Liens and Judgment Liens.

Interest accrues at the rate of 9% per year, at ¾% each month effective February 1, of each year.

The County of Luzerne does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or familial status in employment or the provision of services.

The Luzerne County Courthouse is a facility accessible to persons with disabilities. Please notify this Tax Claim Bureau if special accommodations are required. The Tax Claim Bureau can be contacted at (570) 825-1512 or by fax at (570) 820-6339, or by TDD (570) 825-1860.

IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO PLEASE CONTACT THE TAX CLAIM BUREAU AT (570) 825-1512.

Northeast Revenue Service, LLC
Agent for the Luzerne County Tax Claim Bureau
Sean P. Shamany, Director

* "Owner," the person in whose name the property is last registered, if registered according to law, or, if not registered according to law, the person whose name last appears as an owner of record on any deed or instrument of conveyance recorded in the county office designated for recording, and in all other cases means any person in open, peaceable and notorious possession of the property, as apparent owner or owners thereof, or the reputed owner or owners thereof, in the neighborhood of such property.

** The successful bidder is also certifying that they are not the owner of the property, as the owner has no right to purchase his own property pursuant to Section 618 of the Real Estate Tax Sale Law. A change of name or business status shall not defeat the purpose of this section. For the purpose of this section, "owner" means any individual, partner, shareholder, trust, partnership, limited partnership, corporation or any other business association or any trust, partnership, limited partnership, corporation or any other business association that has any individual as part of the business association who had any ownership interest or rights in the property.

Sale number	Municipality	Parcel	Owner	Property Location	Upset Price	Sale number	Municipality	Parcel	Owner	Property Location	Upset Price
17-0012	ASHLEY BORO WARD 1	01-195E4-002-168-000	ALBANESE AUGUSTINO	BROWN STREET	\$2,087.20	17-0181	BEAR CREEK TWP	04-K13S1-007-008-000	HARKINS JAMES & SHARON MARIE	BEAR CREEK BLVD	\$7,631.65
17-0011	ASHLEY BORO WARD 1	01-195E4-001-051-000	AUDI MANAGEMENT LLC	110 ASHLEY ST	\$8,202.69	17-0186	BEAR CREEK TWP	04-N12S2-001-005-000	HUGHES ROBERT E	105 OLD FORD RD	\$2,830.54
17-0008	ASHLEY BORO WARD 1	01-195E1-004-013-000	BARRY CAROL A & THOMAS E	18 GREEN ST	\$7,145.86	17-0152	BEAR CREEK TWP	04-114S1-003-016-000	HULL JOHN R & DELORES A	WEST AVE	\$1,521.90
17-0021	ASHLEY BORO WARD 1	01-195E4-021-017-000	BARRY THOMAS & CAROL	49 VINE ST	\$5,633.67	17-0189	BEAR CREEK TWP	04-N12S2-003-006-000	KEMMISH GEOFFREY & FRANCES	PROMONOTORY DR	\$2,932.97
17-0005	ASHLEY BORO WARD 1	01-195E1-002-204-000	BELCASTRO FRANK A	146 MANHATTAN ST	\$19,708.59	17-0190	BEAR CREEK TWP	04-N12S2-003-007-000	KEMMISH GEOFFREY & FRANCES	PROMONOTORY DR	\$2,916.83
17-0006	ASHLEY BORO WARD 1	01-195E1-002-21A-000	BELCASTRO FRANK A	146 MANHATTAN ST	\$4,308.41	17-0149	BEAR CREEK TWP	04-114 -00A-04A-000	KLEYMAN FAMILY TRUST		\$55,115.81
17-0010	ASHLEY BORO WARD 1	01-195E4-001-049-000	BERNAL NANCY	98 R ASHLEY ST	\$6,100.73	17-0164	BEAR CREEK TWP	04-J11S7-00A-026-000	MORAN JOHN D	TRAIL WOOD LK	\$12,501.18
17-0009	ASHLEY BORO WARD 1	01-195E4-001-016-000	BLAZICK LANCE & BETTY E	107 W HARTFORD ST	\$6,267.10	17-0155	BEAR CREEK TWP	04-114S3-003-008-000	MURRAY SHARON E	49 SETTLEMENT RD	\$4,764.19
17-0018	ASHLEY BORO WARD 1	01-195E4-018-029-000	COX ANTHONY &	54 VINE ST	\$6,215.39	17-0150	BEAR CREEK TWP	04-114S1-001-007-000	NAGIEWICZ WALTER & ROSEANN	LAKEVIEW DR	\$1,925.70
17-0014	ASHLEY BORO WARD 1	01-195E4-018-022-000	DOMYAN JAMES & SUSAN	77 BROWN ST	\$8,159.48	17-0151	BEAR CREEK TWP	04-114S1-001-008-000	NAGIEWICZ WALTER & ROSEANN	LAKEVIEW DR	\$2,007.18
17-0003	ASHLEY BORO WARD 1	01-195E1-002-007-000	GAPRINDASHVILI EUGENE	21 EVANS LANE ST	\$6,267.10	17-0143	BEAR CREEK TWP	04-H11 -00B-006-001	NPCR INC	PITTSION BLVD	\$7,973.50
17-0004	ASHLEY BORO WARD 1	01-195E1-002-008-000	HAYES JAMES & JOLYNN	19 GREEN ST	\$6,726.17	17-0180	BEAR CREEK TWP	04-K13S1-002-001-000	PRIBULA LEONARD	MAPLE AVE	\$3,786.22
17-0016	ASHLEY BORO WARD 1	01-195E4-016-011-000	KOHL PAUL D	80 N MAIN ST	\$4,844.85	17-0179	BEAR CREEK TWP	04-K13 -00A-01D-000	ROZELL SCOTT DOUGLAS & REBECCA S	6750 BEAR CREEK BLVD	\$23,666.05
17-0017	ASHLEY BORO WARD 1	01-195E4-018-011-000	LANGAN HAROLD & CAROL	63 N MAIN ST	\$3,758.79	17-0146	BEAR CREEK TWP	04-111S1-003-005-000	SCHULTZ MICHAEL	330 PITTSION BLVD	\$16,920.63
17-0019	ASHLEY BORO WARD 1	01-195E4-021-012-000	O'DAY DANIEL	61 VINE ST	\$8,072.85	17-0183	BEAR CREEK TWP	04-K13S2-002-010-000	SEBULSKI JOSEPH & CATHERINE	8402 BEAR CREEK BLVD	\$16,226.47
17-0007	ASHLEY BORO WARD 1	01-195E1-004-006-000	PLATKO GEORGE & VICTORIA M	86 MANHATTAN ST	\$6,358.06	17-0131	BLACK CREEK TWP	03-U5S2-005-027-000	55 GENERAL GREEN LLC	41 LAKE VALLEY DR	\$3,547.55
17-0015	ASHLEY BORO WARD 1	01-195E4-007-015-000	POPADICK MARGARET	44 CONYNGHAM ST	\$7,046.75	17-0126	BLACK CREEK TWP	03-U5S1-005-004-000	AGUILERA GERARDO & CONCEPCION	LAKE VALLEY LN	\$3,675.95
17-0001	ASHLEY BORO WARD 1	01-195E1-001-010-000	REEVES STEVEN & MELISSA	123 MANHATTAN ST	\$5,186.30	17-0139	BLACK CREEK TWP	03-U5S5-006-093-000	BOSMA JOHN & BRIGETTE	93 TONKAWA DR	\$3,277.64
17-0023	ASHLEY BORO WARD 1	01-J9NE1-701-116-000	REICH DANIEL J & ANDRUKAITIS CHERYL	116 DONATO DR	\$792.74	17-0092	BLACK CREEK TWP	03-S3 -00A-017-000	BROWN WALTER & RUTH	SCOTCH VALLEY RD	\$16,920.63
17-0013	ASHLEY BORO WARD 1	01-195E4-003-014-000	ROBERTS ROBERT & FELICIA	76 MANHATTAN ST	\$5,187.54	17-0140	BLACK CREEK TWP	03-U5S6-001-010-000	CORCORAN PAUL & KALERIA	WICHITA LN	\$3,440.19
17-0022	ASHLEY BORO WARD 1	01-195E4-023-00A-000	SEARFOSS DAVID J	E HARTFORD ST	\$833.75	17-0104	BLACK CREEK TWP	03-T3S1-003-013-000	CORRADINI DAMYON L	MAHONEY ST	\$4,007.75
17-0025	ASHLEY BORO WARD 2	01-195E4-009-012-000	CLINTON MARK J	29 N MAIN ST	\$8,304.16	17-0133	BLACK CREEK TWP	03-U5S3-001-094-000	DALLEY RONALD & LORRIE	TURNBERRY LN	\$3,446.92
17-0031	ASHLEY BORO WARD 2	01-J9NE1-002-007-000	FORGACH MARK & CHARMAINE	28 HAZLETON ST	\$11,816.25	17-0106	BLACK CREEK TWP	03-T4S1-001-007-000	DELBORRELLO JOHN JR & LISA	SUGARLOAF FALLS	\$1,051.75
17-0029	ASHLEY BORO WARD 2	01-J9NE1-002-003-000	HATTEN JOHN	HAZLETON ST	\$917.24	17-0137	BLACK CREEK TWP	03-U5S3-001-206-000	DERASMO LEONARD & KAREN	PAWNEE AVE	\$7,733.22
17-0030	ASHLEY BORO WARD 2	01-J9NE1-002-004-000	HATTEN JOHN L	14 HAZLETON ST	\$9,193.95	17-0134	BLACK CREEK TWP	03-U5S3-001-118-000	DIBIASE JAMES N & THERESA	CORNSILK AVE	\$4,877.91
17-0043	ASHLEY BORO WARD 2	01-J9NE1-701-140-000	HAZLETINE	140 JANET DR	\$1,950.36	17-0138	BLACK CREEK TWP	03-U5S3-001-233-000	DUCLAVAN MARIA LIZA & FROILAN D	SLIVERCLOUD LN	\$1,928.34
17-0038	ASHLEY BORO WARD 2	01-J9NE1-701-104-000	JOSEFOWICZ SHARON	104 DONATO DR	\$2,555.84	17-0128	BLACK CREEK TWP	03-U5S1A-007-035-000	HUTTA FRANCIS J JR	W TUSCARORA DR	\$3,315.39
17-0045	ASHLEY BORO WARD 2	01-J9NE1-701-165-000	KOONRAD DAVID	165 JANET DR	\$1,486.56	17-0130	BLACK CREEK TWP	03-U5S1A-009-021-000	JUMBA PAMELA A & EVANS A & MEBOL K	TUSCARORA DR	\$2,827.78
17-0037	ASHLEY BORO WARD 2	01-J9NE1-701-081-000	MCCONNON	81 ANDREW DR	\$1,909.13	17-0105	BLACK CREEK TWP	03-T4 -00A-008-000	JUSTOFIN JAMES J	MAHONEY ST	\$6,768.23
17-0032	ASHLEY BORO WARD 2	01-J9NE1-003-015-000	MERCADANTE THOMAS R ETAL	75 HAZLETON ST	\$7,436.46	17-0090	BLACK CREEK TWP	03-R4 -00A-002-000	KELLER ARNOLD & BONNIE	OVERLOOK RD	\$3,463.45
17-0028	ASHLEY BORO WARD 2	01-J9 -00A-0A1-000	READING COMPANY		\$2,372.23	17-0091	BLACK CREEK TWP	03-R4 -00A-13B-000	KELLER ARNOLD E & BONNIE L	692 CEDAR HEAD RD	\$4,714.22
17-0024	ASHLEY BORO WARD 2	01-195E4-008-019-000	STASIENSHUK JOHN JR ETAL	18 CHURCH LN	\$5,798.27	17-0115	BLACK CREEK TWP	03-U4S3-004-002-000	LAROCCA MICHAEL A	MOUNTAIN ST	\$3,156.45
17-0036	ASHLEY BORO WARD 2	01-J9NE1-701-062-000	STUBBLEBINE MARIE ETAL	62 ANDREW DR	\$1,224.42	17-0118	BLACK CREEK TWP	03-U4S3-001-16A-000	MANJONE MELISSA L	MAIN ST	\$4,614.30
17-0026	ASHLEY BORO WARD 2	01-195E4-009-017-000	TAORMINA MARIA	15 N MAIN ST	\$17,294.21	17-0127	BLACK CREEK TWP	03-U5S1-005-050-000	MCLAUGHLIN MICHAEL J	336 W LAKE VALLEY DR	\$28,998.33
17-0035	ASHLEY BORO WARD 2	01-J9NE1-701-013-000	WILDEY MARTIN	13 ANDREW DR	\$887.86	17-0135	BLACK CREEK TWP	03-U5S3-001-177-000	MOOG CARROLL	PAWNEE AVE	\$1,652.37
17-0046	ASHLEY BORO WARD 3	01-195E4-09A-005-000	ASHLEY BOROUGH	149 CEMETARY ST	\$19,131.26	17-0125	BLACK CREEK TWP	03-U5S1-004-020-000	PEGUERO PAULINA	HURON CIR	\$1,891.59
17-0054	ASHLEY BORO WARD 3	01-J9NE1-011-037-000	ASHLEY BOROUGH	114 S MAIN ST	\$4,457.55	17-0124	BLACK CREEK TWP	03-US -00A-013-000	PURSEL DONNA	MOUNTAIN RD	\$1,721.97
17-0052	ASHLEY BORO WARD 3	01-J9NE1-011-013-000	MCGLYNN JOSEPH A & PATRICIA A	3 RODGERS AVE	\$6,626.77	17-0116	BLACK CREEK TWP	03-U4S3-008-10M-000	SCHERR JOHN B & ROSEMARIE	BACK RD	\$7,069.10
17-0051	ASHLEY BORO WARD 3	01-J9NE1-010-03A-000	POLAK STANLEY & KATHERINE	11 COOK ST	\$5,964.88	17-0129	BLACK CREEK TWP	03-U5S1A-009-006-000	SOMBITO JOEMAR AND LUIS MA PINKY	WALDEN DR	\$2,820.01
17-0062	AVOCA BORO WARD 1	02-D12SE4-022-027-000	DOLAN BRIAN R JR	704 FIRST ST	\$6,272.43	17-0205	BUCK TWP	05-K14S1-006-007-000	CAMPBELL MICHAEL	LAUREL RD	\$10,750.30
17-0064	AVOCA BORO WARD 1	02-D12SW3-002-001-000	HOBBS EDWARD & DAWN	267 LAMPMAN ST	\$17,885.26	17-0196	BUCK TWP	05-K13S4-001-08A-000	GILLESPIE BARBARA & ALFRED KRIEGER	BUCK BIRCH LN	\$1,481.64
17-0061	AVOCA BORO WARD 1	02-D12 -00A-015-000	HURRICANE REALTY INC	SKYTOP DR	\$6,579.12	17-0209	BUCK TWP	05-L1S51-001-013-000	MARCANTONIO CHARLES	ANTLER CT	\$4,458.50
17-0063	AVOCA BORO WARD 1	02-D12SE4-028-006-000	VNZ ENTERPRISES LLC	400 PACKER ST	\$11,279.74	17-0198	BUCK TWP	05-K14 -00A-011-16A-000	MCCLAY LINDA C & ALBERT B	LAUREL RD	\$5,999.19
17-0067	AVOCA BORO WARD 2	02-D12SE4-008-012-000	CALL WALK ASSOCIATES	634 MAIN ST	\$14,499.33	17-0197	BUCK TWP	05-K14 -00A-022-000	MURRAY CHARLES J & GAIL A	CHESTNUT LN	\$3,435.94
17-0069	AVOCA BORO WARD 2	02-D12SE4-024-024-000	CALL WALK ASSOCIATES	538 MAIN ST	\$14,906.00	17-0199	BUCK TWP	05-K14 -00A-18A-000	MURRAY CHARLES J & GAIL A	12 CHESTNUT LN	\$6,225.99
17-0068	AVOCA BORO WARD 2	02-D12SE4-009-002-000	CONNOLLY BRIAN J & DEBRA A	528 GROVE ST	\$8,330.22	17-0200	BUCK TWP	05-K14 -00A-19A-000	MURRAY CHARLES J & GAIL A	CHESTNUT LN	\$1,807.33
17-0070	AVOCA BORO WARD 2	02-D12SE4-025-004-000	SHERMAN CAROLYN A & RONALD EX	421 GROVE ST	\$4,816.37	17-0194	BUCK TWP	05-J14S1E-015-027-000	ORIS ROLAND	366 INDIAN LAKE TRL	\$19,563.51
17-0065	AVOCA BORO WARD 2	02-D12SE2-003-000-000	TALARICO JOSEPH C & JULIE	708 MAIN ST	\$10,910.43	17-0193	BUCK TWP	05-J14S1E-012-014-000	R R INVESTMENTS LLC	INDIAN LAKE TRL	\$1,457.35
17-0079	AVOCA BORO WARD 3	02-D12SE2-012-027-000	CALL WALK ASSOCIATES	803 MAIN ST	\$16,847.89	17-0204	BUCK TWP	05-K14S1-004-005-000	RUSSELL GLENN	BLUEBERRY LN	\$1,451.64
17-0087	AVOCA BORO WARD 3	02-D12SE2-023-008-000	CALVEY MINDY M	926 GROVE ST	\$7,875.69	17-0203	BUCK TWP	05-K14S1-002-010-000	WHITEMEN PAUL	MARGRUM LN	\$1,548.14
17-0086	AVOCA BORO WARD 3	02-D12SE2-020-025-000	DUNN JOSEPH	911 HAWTHORNE ST	\$4,328.25	17-0206	BUCK TWP	05-K14S3-001-002-000	WHITEMEN PAUL	BUCK ASPEN LN	\$3,562.38
17-0088	AVOCA BORO WARD 3	02-D13NW4-004-010-000	GROW LEONAS	1542 DAWSON ST	\$3,122.31	17-0207	BUCK TWP	05-K14S3-001-003-000	WHITEMEN PAUL	BUCK ASPEN LN	\$2,847.35
17-0085	AVOCA BORO WARD 3	02-D12SE2-020-005-000	LELACK MICHAEL A	814 MAIN ST	\$10,290.38	17-0212	BUTLER TWP WARD 1	06-P8 -701-028-000	AYERS SHANICE	126 MISTY LN	\$655.81
17-0072	AVOCA BORO WARD 3	02-D12NE3-001-011-000	ROSA CARL & ELIZABETH	1100 MAIN ST	\$16,359.85	17-0250	BUTLER TWP WARD 1	06-R7S10-002-23A-000	BAFILE JOSEPH V JR	715 W BUTLER DR	\$6,551.86
17-0075	AVOCA BORO WARD 3	02-D12NE4-003-001-000	SHAFFER RICHARD R & NANCY	602 YORK AVE	\$7,921.38	17-0257	BUTLER TWP WARD 1	06-R7S9A-005-002-000	BARTENOPE LEAH	E COUNTY RD	\$2,896.33
17-0073	AVOCA BORO WARD 3	02-D12NE4-001-003-000	SLUSSER ROBIN	YORK AVE	\$2,413.34	17-0239	BUTLER TWP WARD 1	06-Q8S1-002-005-000	BRENNAN JEAN L	N HUNTER HWY	\$3,785.40
17-0074	AVOCA BORO WARD 3										